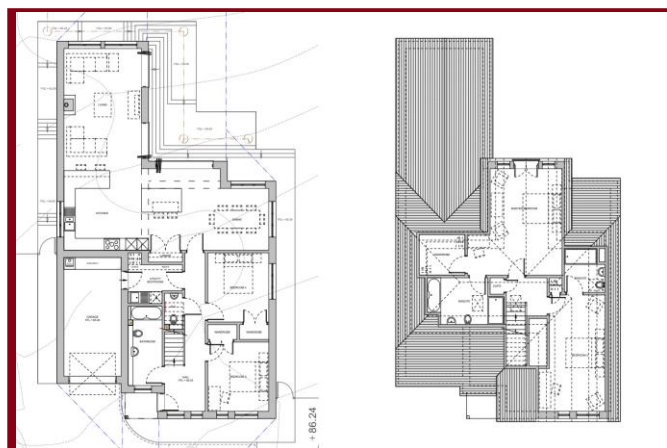




MAP estate agents
Putting your home on the map

**Plot adjacent to Chota, West Tolgus
Redruth, TR15 3TN**

**£280,000
Freehold**



Description

Situated at the end of a no through road, this individual building plot enjoys far reaching views over farmland and woods. Reserved matters approval was passed in March 2023 (PA22/07320) for the construction of an individual architect designed house with an imaginative design maximising on the rural outlook.

The current design features four bedrooms with two of the bedrooms benefiting from en-suites and it is important to note that a material start has been made on site, thus keeping the planning consent live in perpetuity. Full details of the planning consent will be found on the Cornwall Council Planning Portal. Whilst this unique plot enjoys an enviable location with rural views, it is within easy reach of Illogan and Redruth together with access to the A30 trunk road.

Location

Although tucked away from passing traffic and enjoying a rural outlook, the plot is not far from major towns and transport links. Redruth, the nearest major town, gives access to a mainline Railway Station with direct links to London Paddington and the north of the country and the A30 is within a short distance. Truro is a some twelve miles away and the university town of Falmouth on the south coast is within thirteen miles. Portreath on the north coast is only two and a half miles distant.

AGENT'S NOTES

It may be prudent to park at the entrance to the service lane around the corner as access at the bottom is restricted for turning at the present time.

An application for a Certificate of Lawfulness was made to confirm implementation / commencement of the development approved under Outline consent, ref: PA19/04911 & Reserved Matters consent, ref: PA22/07320. Outline Planning Consent for Proposed Development of a Single Dwelling, ref: PA19/04911, was granted on 30th October 2019. Outline Planning Consent was granted with a number of Pre-commencement conditions, namely Conditions 4, 5 & 6, which were discharged by way of a Discharge of Conditions approval, granted on 21st October 2024.'

SERVICES

At present, no services are connected to the site.

DIRECTIONS

From Redruth Railway Station, proceed down the hill bearing right at the first set of traffic lights, at the next set of traffic lights turn right and then at the next set of traffic lights turn left into West End. Carry straight across at a mini-roundabout and at Barncoose roundabout take the first exit into Barncoose Terrace, after passing a petrol station on your right hand side take the second turning right into Chariot Road and then continue into Broad Lane passing over the main A30, take the next right towards West Tolgus and after the road bears sharply left carry on straight ahead and where the road bears sharp left again, carry straight across into an unmade service road where the plot will be found at the far end on the right hand side.

If using What3words:-
furniture.cutback.describes



MAP's top reasons to view this home

- Individual building plot
- Architect designed house
- Four bedrooms (two with en-suites)
- Designed to maximise on rural outlook
- Situated at end of a 'no through road'
- Planning reference PA19/04911 & PA22/07320
- Sought after location
- Bordering fields and woodland
- Major road and rail links nearby
- Rare opportunity, highly recommended



Proposed West Elevation
1:100



Proposed East Elevation
1:100

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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